178.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	645,000 / 645,000
					USE VALUE:	645,000 / 645,000
					ASSESSED:	645,000 / 645,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ORNER BRET
Owner 2:	
Owner 3:	
Street 1:	7 RHINECLIFF STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GRADY MARY -
Owner 2:	-
Street 1:	7 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,914 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1404 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4914.000	242,700	5,100	397,200	645,000
Total Card	0.113	242,700	5,100	397,200	645,000
Total Parcel	0.113	242,700	5,100	397,200	645,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.40 | /Parcel: 459.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 120595
GIS Ref:
GIS Ref:
Insp Date: 07/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 178.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	242,700	5100	4,914.	397,200	645,000	645,000	Year End Roll	12/18/2019
2019	101	FV	199,800	5100	4,914.	397,200	602,100	602,100	Year End Roll	1/3/2019
2018	101	FV	199,800	5100	4,914.	334,800	539,700	539,700	Year End Roll	12/20/2017
2017	101	FV	199,800	5100	4,914.	306,400	511,300	511,300	Year End Roll	1/3/2017
2016	101	FV	199,800	5100	4,914.	261,000	465,900	465,900	Year End	1/4/2016
2015	101	FV	188,200	5100	4,914.	227,000	420,300	420,300	Year End Roll	12/11/2014
2014	101	FV	188,200	5100	4,914.	209,900	403,200	403,200	Year End Roll	12/16/2013
2013	101	FV	188,200	5100	4,914.	199,700	393,000	393,000		12/13/2012

!13987!

PRINT

Date	Time
12/11/20	03:52:26

LAST REV

Date	Time
10/15/18	11:15:45
apro	
13987	

USER DEFINED

Prior Id # 1:	120595
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRADY MARY,	64256-539		9/19/2014		467,500	No	No		
STACKPOLE BARBA	63436-432		4/1/2014	Convenience	1	No	No		
	10066-540		6/28/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2009	362	Manual	6,736					REPAIR SCREEN PORC
4/8/2008	321	Re-Roof	3,300			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
10/17/2008	Meas/Inspect	189	PATRIOT
12/21/1999	Meas/Inspect	163	PATRIOT
7/24/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4914		Sq. Ft.	Site		0	70.	1.15	7									397,194						397,200	

Total AC/HA: 0.11281 | Total SF/SM: 4914 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 397,194 | Spl Credit | Total: 397,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	57000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	351679
Depreciation:	109020
Depreciated Total:	242658

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

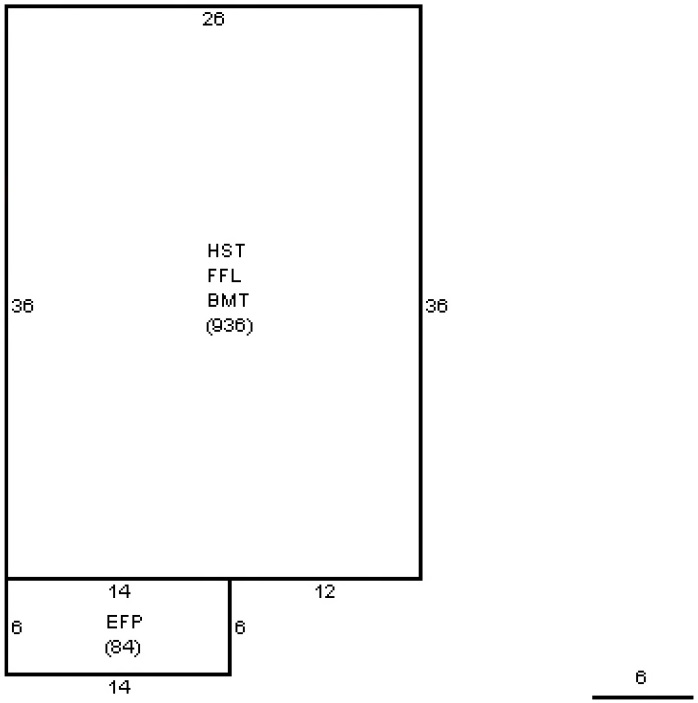
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	171.99
Special Features:	0	Val/Su Net:	100.12
Final Total:	242700	Val/Su SzAd	172.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	51.600	48,295
FFL	First Floor	936	171.990	160,983
HST	Half Story	468	171.990	80,491
EFP	Enclos Porch	84	58.440	4,909

Net Sketched Area:	2,424			Total:	294,678
Size Ad	1404	Gross Are	2892	FinArea	1404

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1926	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100